

AGENDA

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, October 8, 2008 – 6:30 P.M.
CITY HALL

CITY COMMISSION CHAMBERS – 1st Floor
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL

Sec. 47-33.1. Purpose.

The board of adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The board of adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

1. APPEAL NO. 08-35

APPLICANT: Christopher and Jenessa Stearns

LEGAL: “Progresso”, P.B. 2, P. 18, Block 235, Lots 12 and 13

ZONING: RMM-25 (Residential Multifamily Mid Rise/Medium High Density District)

STREET: 1801 NE 8th Street

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-18.8.8 (J) (Child day care facilities – *Dispersal requirements*)

Requesting a variance to permit a childcare facility to exist 508 feet where Code requires that no childcare facility exist within 1,500 feet of an SSFR (Social Service Residential Facility) above a Level 1 facility.

APPEALING: Section 47-5.36 (Table of dimensional requirements for the RMM-25 district)

Requesting a variance to permit a side setback of 6 feet 10 inches, where Code requires 20 feet.

APPEALING: Section 47-5.36 (Table of dimensional requirements for the RMM-25 district)

Requesting a variance to permit a rear setback of 19 feet 10 inches, where code requires 20 feet.

APPEALING: Section 47-5-36 (Table of dimensional requirements for the RMM-25 district)
Requesting a variance to permit front setback of 15 feet, where Code requires 25 feet.

2. APPEAL NO. 08-36

APPLICANT: Robert N. DeBenedictis
LEGAL: "Birch Ocean Front Subdivision Number Two," P.B. 21, P. 22,
Block 15, Lots 1 and 2
ZONING: NBRA (North Beach Residential Area District)
STREET: 2909 Vistamar Street
ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-19.5.B.3 (Fences, walls and hedges)
Requesting a variance to allow an after-the-fact wood fence at swimming pool to exist adjacent to existing sidewalk at 0 feet, where Code requires 3 feet.

APPEALING: Section 47-19.5.B.2.a (Fences, walls and hedges)
Requesting a variance to allow an after-the-fact wood fence at swimming pool to exist six (6) feet above adjacent grade for privacy, where Code requires 2½ feet in height when located within a site triangle.

APPEALING: Section 47-19.5.C.2 (Fences, walls and hedges)
Requesting a variance to allow an after-the-fact wood fence to exist 0 feet adjacent to existing sidewalk without landscaping, where Code states in nonresidential districts, all fences and walls, including chain link fence, shall be required to be planted with hedges, shrubs, groundcover, trees, or a combination thereof.

3. APPEAL NO. 08-37

APPLICANT: A. Austin Forman, 1100 West Sunrise, LLC
LEGAL: "Progresso", P.B. 2, P. 18, Block 197, Lots 1-12, 37-48
ZONING: B-1 (Boulevard Business) & B-3 (Heavy Commercial/Light Industrial District)
STREET: 1100 W. Sunrise Boulevard
ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-6.11 (list of permitted and conditional uses, Boulevard Business (B-1) District)
Requesting a variance to allow self-storage in B-1 zoning, where the Code states that it is not permitted.

REHEARING

APPEAL NO. 08-20 (*Deferred from September 10, 2008*)

APPLICANT: **Coral Ridge Ministries Inc.**

LEGAL: Coral Ridge Commercial Blvd. add No. 1 52-17 B that PT of TR B & VAC alley lying N of A line, said line being 261.88 N of SW Cor Lot 5 Blk 2, Meas Alg E R/W/L of US 1 & Perpend to said E R/W/L

ZONING: B-1 (Boulevard Business)

STREET: 5554 N. Federal Highway

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-22.3.E (General Regulations – *Detached freestanding signs and pylon signs*)

Requesting a variance to allow existing 14 foot sign previously approved and permitted to be modified to reduce height to 11 feet with 5 foot setback, where the above referenced provision of the code requires a 20 foot setback when detached signs are located within any zoning district abutting those trafficways subject to the Specific Location Requirements, Interdistrict Corridor Requirements as specified in Section 47-23.9, shall be located a minimum of twenty (20) feet from the property line of the lot or plot on which the site is located except for ground signs which shall have a five (5) foot setback, and shall not be located in the sight triangle.

REPORT and FOR THE GOOD OF THE CITY.

The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:

<http://www.fortlauderdale.gov/documents/boa/boaagenda.htm>

NOTE: Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading agendas and minutes, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services for you.